

Winslow Farm Community Association, Inc.

Joint Board Meeting, Regular Board of Directors Meeting

Tuesday, April 10, 2018

6:00 p.m.

Sherwood Green Clubhouse

Board Members Present: Jeff Landfair, Gary Wiggins, Amy Stupka, Darrell Chapman, Susan Rannochio, Mary Wiggins, Andrew Szakaly, Ginny Coombs, Terry Lamirand, Patrick Murphy

Property Manager: Carole Damon, Capital Realty, Inc.

I. Meeting Called to Order 6:02 p.m. by Jeff Landfair

II. Introductions

III. Open Discussion of Issues

a) Bayberry

Driveways and sidewalks replacements: Targeting 1-3 at a time; 4 driveways are complete and sections of sidewalks are complete.

A new retaining wall has been constructed to control erosion/shifting and to define backyard area for residents.

Gutter Guards: Have been installed on units that back up to the tree line.

Garage Doors: All the garage doors are being repainted.

Club House: Possibility of constructing a clubhouse is being discussed.

Garage Sale: Set for June 2nd, Rain date June 9. Encouraging other neighborhoods to participate.

Walk-through Inspection: Scheduled for April 21, Rain date April 28.

b) Moss Creek

Driveway Replacement: Project underway; All driveways to be replaced on a priority basis, with 7-8 driveways being replaced per year.

Annual Walk-through Inspection: Scheduled for April 12.

Landscaping: Master plan underway. Nature's Way Landscapers are now being used. Reserve fund will cover this.

Sinking Mailboxes: Repair in process.

c) Moss Creek Village

Driveways: Concrete driveways being replaced, 3 driveways replaced per year.

Landscaping: Replacement for residents provided on request. Some residents request self-maintenance.

Tree Removal: Ash trees along north neighborhood property line have been assessed, dead and at-risk trees identified with green and white tags, respectively. Gathering quotes for removal. Some trees are on Winslow Farm property and one is on a WF resident's property. *Discussed plan to coordinate efforts with costs to be covered by appropriate party.*

IV. Street Signs: Wooden street sign replacement quotes and style options are being reviewed

V. Neighborhood Social Gathering: The Board is discussing having a neighborhood gathering possibly by the gazebo in Sweetbriar.

VI. Maintenance of Common Areas:

a) **Walkways:** Replacement complete, will be stained when the weather allows.

b) **Sweetbriar Concrete Replacement:** Plan to replace common area concrete/brick. A Bayberry owner tripped over an uneven sidewalk in Sweetbriar and broke her wrist. This sidewalk is the adjoining property owner's responsibility to maintain.

c) **Pond Maintenance:** Davey Group is still working on the overall plan for the entire pond system.

d) **Other common area concerns:** Discussed concerns about straw, tree branches is been dumped in common areas

Joint Board Meeting Adjourn 6:30 p.m.